

5 Historic Preservation

Input received from Murray City residents as part of this Plan and during preparation of the Downtown Element of the Murray City General Plan (1999) indicates that historic resources are important and should in general be preserved. There is public concern regarding the potential loss of historic resources as commercial and office developments increase, particularly in the “core area” near State Street and Historic Downtown. There is also concern about how future development at the IHC Medical Center site and in the vicinity of the Murray Central TRAX station will affect the Historic Downtown area.

Existing Resources

As illustrated on Map 5-1, historic properties are concentrated in the northern portion of Murray, where many of the original settlements were based. Most of these are residential homes centered between Murray-Holladay Road and Vine Street east of State Street, with a substantial concentration of commercial properties straddling State Street near 4800 South. Other significant properties include the Murray City Power Plant building (300 West and 4800 South), the fish food factory near the rail tracks at 4800 South, and the Ore Sampling Mill near 5600 South and 300 West, the Murray 1st Ward building, Carnegie Library, Saint Vincent Church, Murray Baptist Church, Waverly Building, Harker Building, Murray Theater, Iris Apartments, and other buildings along State Street. In addition, numerous examples of well-preserved homes are found throughout the city, including the Murray Mansion and the clubhouse at Lake Pines Apartments.

Historic homes and buildings also exist throughout the city boundaries, illustrating the scattered agricultural settlement pattern of early Murray. Many of these buildings and sites have been incorporated within newly developed subdivisions or as isolated buildings in industrial areas bordering the railroad tracks.

Historic Preservation Committee

An advisory committee has been established to review development proposals, advise the planning commission and city council on matters that affect the status of historic properties and sites, and help to educate and promote historic preservation. The committee meets regularly and is composed of community representatives and Murray City staff.

Murray Historic Registry

Created in 1997, the Murray Historic Registry lists local homes, businesses, and districts built at least 50 years ago that have maintained their historic character or have significant historic value. They have been nominated and reviewed by the Historic Preservation Board and designated to the Murray Historic Registry. As of January 2003, the Board has reviewed buildings constructed before 1920 for all areas of Murray City¹, excluding 2002 annexation areas.

The registry is a non-regulatory ordinance (City Code 2.40.020), and requires communication between the owner and the cultural arts division prior to changes in the footprint or original building materials of the building. After communication is complete, the owner may proceed with regular requirements of the City.

¹ Exceptions include the proposed Historic Downtown commercial and residential districts, and eligible buildings designated to the Local Historic Registry.



Bonneyview School



Day Murray Music

Historic Downtown covers an area roughly four blocks in diameter, straddling both sides of State Street. The area extends from approximately 4800 South to 5100 South, between the Union Pacific rail tracks and 200 East. Old and historic buildings line many of the street fronts, evoking nostalgic images. Streetscape improvements and period-style street furnishings have been installed along State Street and elsewhere in Historic Downtown, which contributes to the character of a unique historic district.

Historic Downtown Business Core

The Historic Downtown Business Core Ordinance has been prepared as a draft document, and was presented in 2001 for the review and consideration of the Murray City Planning Commission. The ordinance addresses preservation of the Historic Downtown area as part of an overlay district. The draft ordinance has not been adopted, pending completion of this Plan. According to records, there was some thought by City Council that a design review process should be instituted for the entire city, and not just a specific historic zone.

Historic Residential Areas

The residential neighborhood located east of historic downtown between Vine Street and Murray-Holladay Road has a distinct historic image and an obvious connection to Historic Downtown. The neighborhood contains a concentration of unique, historic residential structures.

Other Historic Resources

A formal reconnaissance level survey was carried out under professional contract for the northeast quadrant of the City in 2002². The information contained in this survey will be used to delineate the boundaries for residential National Registry listings. The historic resources in Murray beyond this area were informally surveyed in 1994 and all structures built before 1920 were identified.

² The surveyed area extends south from the north city boundary to 5300 South (and slightly beyond), and east from the TRAX rail line to the east city limits, less the 2002 annexation areas. The results indicate that 43% of structures were surveyed to be Historically Contributing (five percent as A Sites and 38% as B Sites); the remaining 57% were considered Historically Non-contributing (10% as C Sites and 47% as D Sites). Of the Historically Contributing structures, one percent were built between 1849 and 1869, five percent were constructed between 1870 and 1900, 35% were built between 1900 and 1930, and 59% were constructed between 1930 and 1955.



Murray Second Ward

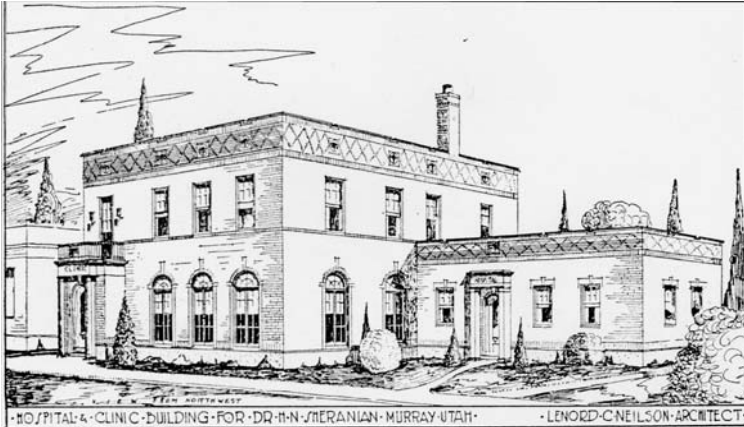


Illustration of Sheranian Clinic

Analysis

There is more to be done to protect and preserve existing historic resources in Murray City, with or without National and Local Register status. Murray residents value their historic buildings, and want to see them utilized in ways that attract people to the area. Residents have indicated that historic resources are important to the community and are valued for their unique character. There are a number of options available for consideration.

Historic Downtown

Preserving Historic Downtown would be a positive step for the community. Historic Downtown is a valuable community asset; there are strong desires to preserve it, but there is also substantial confusion about how to integrate it with nearby neighborhoods and new development areas. Positive steps have been made with streetscape improvements, facade renovations, attempts to upgrade the visual appeal of the area, and the preparation of a draft overlay ordinance. Maintaining and improving the unique spatial and physical characteristics of the area is an issue. Inappropriate development methods and patterns threaten the integrity of the neighborhood.

Historic Residential Areas

Mixed-use development in historic neighborhoods east of State Street could help improve the transition between residential neighborhoods further to the east and the Historic Downtown area. The physical environment needs to be upgraded in this area, including additional parking, both off-street and on-site.

The historic character of the Vine Street-Murray Holladay Road residential area is threatened by inappropriate infill practices, which are allowed under current zoning regulations. Zoning should be carefully analyzed to promote the preservation of low-density, single-family structures (see Chapter 2: Land Use for details).

Other Historic Resources

The Ore Sampling Mill and Silver Cup Fish Feed Factory are unique historic structures centered in industrial areas ripe for redevelopment and transformation. These structures could be retrofitted as neighborhood catalysts for future development, particularly as part of mixed use and/or TOD projects.

Recommendations

Establish the Murray Historic Downtown Commercial District

A draft ordinance has already been prepared and should be forwarded for further consideration by the Planning Commission and City Council. The ordinance specifies regulatory requirements and a design review process for the Historic Downtown Commercial District, and supports mixed-use redevelopment to help support the historic character of the area.

A citywide design review process may not address the special needs and considerations of Murray’s Historic Downtown. Establishing a design review process on a citywide basis would probably be best considered on its own terms, and not as a replacement for the proposed ordinance.



Murray Theater



Murray Power Building

Nominate Individual Structures and Establish Other Historic Districts

Encourage the nomination of individual qualifying commercial, civic and residential structures to both the National and Local Historic registers. Once the Historic Downtown Commercial District has been established, nominate the Vine Street/Murray-Holladay Road Residential District for National Register Designation.

The non-regulatory nature of establishing National register sites and districts allows homeowners to retain control destiny of their properties, opens up funding possibilities for historic renovation, and establishes a positive attitude about historic preservation in the process.

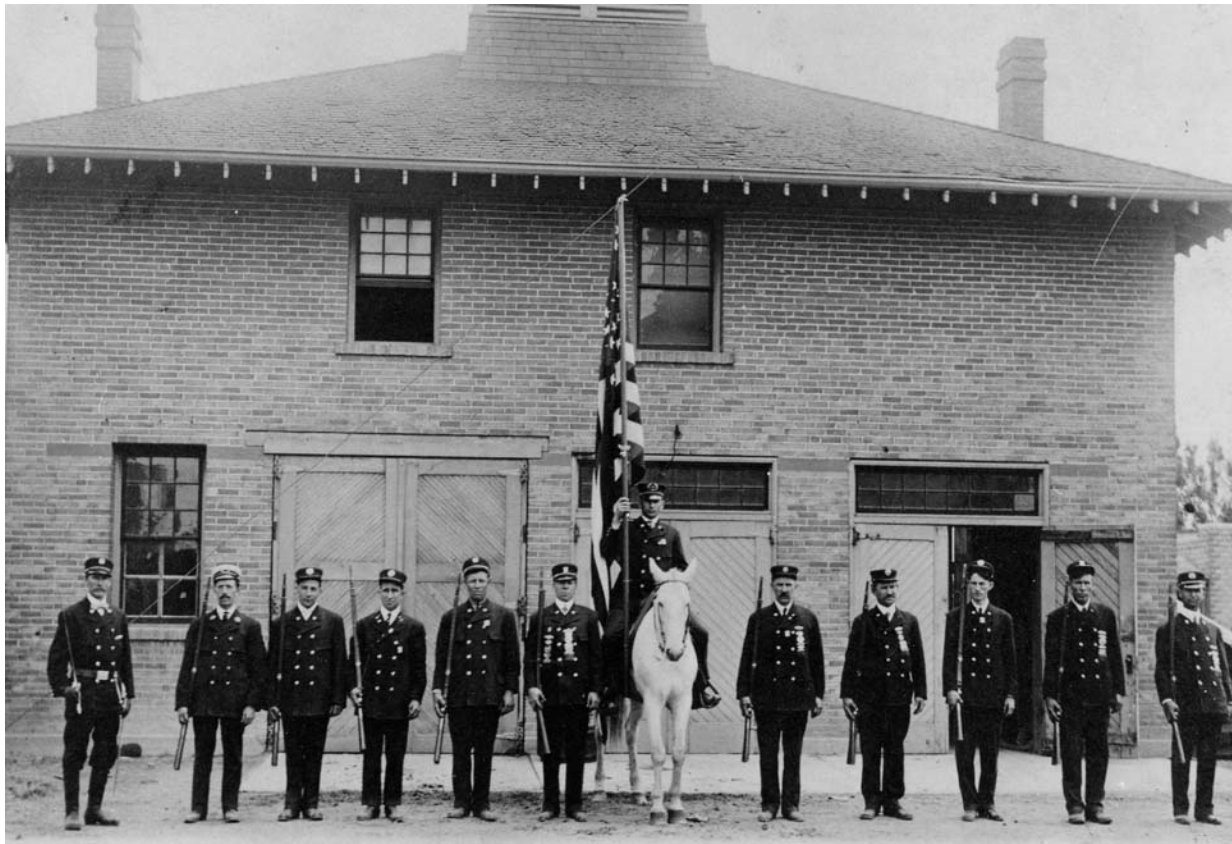
The status of Murray Park as a historic resource should be established as part of an official survey.

Existing zoning should be modified to support the retention of historic structures within the proposed historic districts.

Encourage the Preservation of Key Historic Structures as Catalysts for Future Development

Historic buildings and sites can have a positive effect on the success of mixed used and TOD redevelopment projects, such as those envisioned near the three TRAX stations. The incorporation of significant historic structures can help to establish a strong connection with the past history of an area, and

create a “sense of place” that is often missing in such projects. The Silver Cup Fish Feed factory, the Ore Sampling Mill, and sites along 300 West near Bonneyview School should be supported as potential keystone sites for spurring economic growth and neighborhood development in Murray’s “core” neighborhood redevelopment areas of the future.



Murray Fire Station

Establish Architectural Design Standards and Controls

In Murray City, specific design guidelines should be established for the Historic Downtown Commercial District. For other historic districts and sites, such as the Vine Street-Murray Holladay Road residential area, a non-regulatory approach is preferred for the present time. As the community continues to age and change, the extension of regulatory procedures to additional neighborhoods and districts should be reviewed as a possible means for preserving Murray’s historic resources.

The designation of a historic district is often followed by the establishment of architectural and development controls to help maintain the character and integrity of the historic resources. Architectural and design guidelines can help maintain the integrity of historic buildings or districts, while serving as a working document for City staff and the Historic Preservation Advisory Board, as well as the general public regarding appropriate ways to restore, rehabilitate, or renovate historic structures. Guidelines can also indicate the appropriateness of new construction in existing historic areas or districts. Architectural design guidelines may address materials, scale (height and mass), roof treatments, façade proportions, porch and entry design, window treatments, colors, and many other details that are critical to the goal of preserving historic resources.

Design guidelines may be conceptual and simply require compatibility with existing character, or they may be prescriptive and provide detailed information and requirements. They need to be carefully determined and documented so that developers and property owners, as well as the reviewing agency or board understands them. Once adopted, design guidelines may become a part of the community’s development or zoning ordinance.

Document Other Historic Resources

The documentation of known historic structures was informally carried out in 1994 by researching and recording all Murray homes constructed prior to 1920. As the city ages, formal reconnaissance surveys should be completed and regularly updated for the entire city, including newly annexed areas. The intent should be to maintain a current record of all Murray buildings and homes that are 50 years or older.

Goals and Polices

Goal: *To preserve and protect existing Murray City historic resources.*

Policy: Create institutionalized mechanisms to support the creation and preservation of historic districts and structures.

Implementation Measure: Maintain a process for nominating historic buildings and sites to the national and local registers of historic sites.

Implementation Measure: Initiate the process of applying for National Register of Historic Places designation for the Vine Street-Murray Holladay Road residential area.

Implementation Measure: Complete a historic survey and, if appropriate, nominate Murray Park to the National Register of Historic Sites.

Implementation Measure: Develop general architectural design guidelines and controls for the Murray Historic Downtown Commercial District.

Policy: Encourage the designation of all known historic buildings and sites to the Murray Historic Register, and where appropriate, prepare a nomination for the National Register of Historic Sites.

Implementation Measure: Apply for funding to conduct surveys of historic resources in the newly annexed portions of Murray.

Implementation Measure: Promote historic preservation through community education and outreach programs.

Implementation Measure: Establish a series of era-typical neighborhoods that are not necessarily historic today, but will be in the future.

Implementation Measure: If the city museum is moved, a historic structure should be considered to house the museum. Potential buildings to consider include the diesel power building and the old fire station on State Street.